

DENTON CENTRAL APPRAISAL DISTRICT
3911 MORSE STREET
DENTON, TX 76208
940-349-3840 METRO (972) 434-2602
or FAX 940-349-3891

OWNERS NAME AND MAILING ADDRESS:

PROPERTY ID# _____

LEGAL DESC: _____

PROPERTY ADDRESS:

Dear Property Owner,

County deed records indicate that within the past year the property described below may have been involved in a real estate transaction or records update. The Denton Central Appraisal District (DCAD) is a political subdivision of the State of Texas. The DCAD is responsible for appraising property for each taxing entity that imposed Ad Valorem taxes on property in its particular jurisdiction. As part of our continuing effort to provide accurate and fair market value appraisals, it is necessary to research and survey the market for sales information. Currently, the State of Texas does not have a disclosure law. Therefore, the Denton Central Appraisal District is conducting an ongoing survey of real estate sales and asks for your assistance in supplying any of the following information.

Sale Information

1. DATE OF PURCHASE / TRANSACTION: _____

2. CONTRACT PURCHASE PRICE: \$ _____

3. IF PURCHASE PRICE NOT APPLICABLE, WAS TRANSACTION THE RESULT OF :

- BANKRUPTCY, TRUST, FORECLOSURE, DIVORCE, REFINANCE,
 RELATED PARTY, INTERNAL NAME CHANGE, GIFT, DEATH OF A SPOUSE, OTHER,

4. IF COMMERCIAL PROPERTY, DID THIS TRANSACTION INCLUDE ANY PERSONAL PROPERTY, e.g., (FURNITURE, FIXTURES, EQUIPMENT, INVENTORY)

YES, NO IF YES, WHAT IS THE ESTIMATED VALUE OF PERSONAL PROPERTY.
\$ _____

5. TERMS OF PURCHASE: CASH, FINANCED

6. IF FINANCED: LOAN AMOUNT: \$ _____ LOAN TYPE: FHA, VA, SBA
 CONVENTIONAL, SELLER, OTHER

7. COMMENTS: _____

8. PHONE: (_____) _____ - _____ SIGNATURE: _____

If you have any questions, please contact the Denton Central Appraisal District Staff at (940) 349-3840 metro (972) 434-2602. We sincerely appreciate your cooperation and prompt attention in this matter.

FREQUENTLY ASKED QUESTIONS

1. Why did you send me this survey letter?

The Denton Central Appraisal District is responsible for appraising all Real and Business Personal Property for all taxing jurisdictions it serves. It is also very important for us to maintain current ownership and address information. In order to help keep our data as up to date as possible, the Denton CAD receives information from county deed records. Whenever a deed is filed, rather if it's for the transfer of property, put into a "trust" or just an internal name change, this letter is automatically generated and mailed to you.

2. What is this information used for?

The information we receive is used to update our data and helps us to keep up with current market activity. The more sales data we receive the better job we will be able to do in keeping property appraisals fair and equal.

3. Don't you already have this information?

Not necessarily. The state of Texas is currently a non-disclosure state, therefore property owners are not required to include the sales price on their property deeds.

4. No sale took place, we just put our property into a Trust.

If all that took place was a change in the way the property is now listed, simply check the appropriate box in question number (3) and return to our office.

5. I bought this property several months ago, why am I just now getting this from you?

It is not unusual for there to be several months lag time between when a deed is filed, updating our records and processing the sales survey letters.

6. Why do you need to know the terms and financing information?

Sometimes, non-typical financing terms can affect the sales price. The more information we can obtain about the sales price, the better we can determine if it was an arms-length transaction.